

Board of County Commissioners

Division of Planning & Development

Planning Department

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DEVELOPMENT REVIEW COMMITTEE MEETING

August 11, 2003

Present: Richard Helms-Acting Chairperson/Development Coordinator, Becky Howard-Clerk's Office, Terry Neal-Attorney, Marie Keenum-911 Coordinator, Michael Springstead-County Engineer, Brad Burris-Fire Services, Raleigh Shrewsbury-Environmental Health and Alysia Akins-Secretary.

The meeting convened at 2:02 P.M.

Mr. Springstead moved to approve the minutes from the August 4, 2003 meeting. Mrs. Howard seconded the motion and the motion carried.

Old Business-

None

Mrs. Roberta Rogers arrived at 2:05 PM.

Mr. Skip Lukert arrived at 2:10 PM.

New Business-

The Villages Financial Center – Major Development – Preliminary Plan Review

Jeff Head, Farner Barley and Associates, Inc., and Ed Abshier, Grant and Dzuro, were present and requesting preliminary approval to develop a 6-lot/3-tract commercial subdivision. Staff and engineering comments were discussed. The subdivision is for the purpose of banks. The proposed use for the lots south of the financial center is unknown at this time. Proposed driveways for C-466 and streets A, B and C were discussed. All access issues need to be resolved during the preliminary review. The proposed increase in traffic along C-466 was discussed. The main concern regarding the project is impeding the flow of traffic along C-466.

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All drainage will be connected to the Villages system, in which a utility agreement will be required, along with drainage easements. A Property Owner's Association may be required for the maintenance of roads. A legal description is needed for the application, along with all required authorization letters, agency permits and clearance letters. Mr. Helms stated Chief Tucker had informed him fire hydrant locations are needed. There are trees of concern to be removed along streets B and C, in which a landscape plan will be provided.

Mrs. Rogers moved for preliminary approval, subject to no driveway cuts being allowed along C-466 and all other comments being addressed on a revised plan. Mrs. Keenum seconded the motion and the motion carried.

Dairy Queen Grill and Chill Restaurant @ Southern Trace Addition – Major Development – Preliminary and Engineering Review

Jeff Head, Farner, Barley and Associates, Inc., and Ed Abshier, Grant and Dzuro, were present and requesting preliminary and engineering approval to construct a fast food restaurant. Staff and engineering comments were discussed. All details submitted on plans must reference the standard detail manual and be listed on the cover sheet. Details may be labeled as "typical" if there are several regarding the same issue. Drainage flow was discussed. Inverts need to be corrected on the plans. All revisions need to be submitted on sealed engineering plans. The proposed access and driveway were discussed. The Committee recommended moving the proposed right in only driveway to the north. All required agency permits and the proposed size of the restaurant are needed. Incoming turn radius requirements are not being met according to the submitted plans. A description of the dumpster enclosure was requested. A variance is needed due to there being no loading/unloading zone. The reason being is Dairy Queen makes their deliveries after hours; therefore a designated zone is not needed.

Mrs. Rogers moved for preliminary and engineering approval, subject to revised plans addressing all comments being submitted. Mr. Springstead seconded the motion and the motion carried.

VOS: Ashland Postal Park and Neighborhood Recreation Center – Major Development – Engineering Review

Ed Abshier, Grant and Dzuro, was present and requesting engineering approval to construct a building, pool/deck area and court area. A copy of the SWFWMD permit is needed.

Mr. Springstead moved for engineering approval, subject to a copy of the SWFWMD permit being submitted. Mrs. Rogers seconded the motion and the motion carried.

Q & A/Public Forum-

Mrs. Keenum expressed concern regarding the drainage pipes on C-466 allowing water to stay on the road. Mrs. Keenum was informed this matter was being taken care of.

The next DRC meeting is scheduled for August 18, 2003.

Mrs. Keenum moved to adjourn. Mrs. Howard seconded the motion and the motion carried.

The meeting adjourned at 2:58 P.M.